

ఆంధ్ర ప్రదేశ్ ఆంధ్ర ప్రదేశ్ ANDHRA PRADESH

E 114953

s.No..... 100 Date 06/12/2006 for  
 Name..... D. Phani Kumar  
 S/o, D/o, W/o..... D. N. Nurtay  
 For Whom..... Mehta & Modi Homes

R. SRINIVAS  
 C.V.L. No. 26/98, H.No. 39/20  
 City Civil Court,  
 SECUNDERABAD

AGREEMENT FOR DEVELOPMENT CHARGES

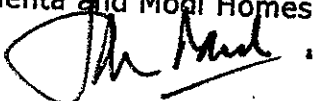
This Agreement for Development charges made and executed on this the 13<sup>th</sup> day of December, 2006 at Secunderabad by and between:

M/S. MEHTA & MODI HOMES, a registered partnership firm having its registered office at 5-4-187/3&4, III Floor, Soham Mansion, M.G. Road, Secunderabad – 500 003 represented by its Managing Partners Mr. Soham Modi, S/o. Sri Satish Modi, aged about 36 years, Occupation: Business and Sri Suresh U. Mehta, S/o Late Sri Uttamlal Mehta, aged about 56 years, Occupation: Business, hereinafter referred to as the Builder (which term shall mean and include its successors in office, administrators, executors / nominees / assignee etc.)

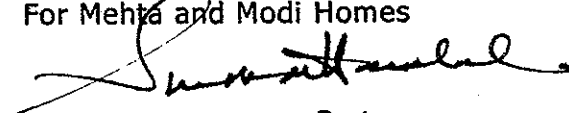
AND

MR. L. V. RAMANA SON OF MR. RAJENDRA PRASAD, aged about 42 years, Residing at 1-5-6, Plot No. 107, Anupuram, ECIL Post, Hyderabad – 500 062, hereinafter referred to as the Buyer (which term shall mean and include his / her heirs, legal representatives, administrators, executors, successor in interest, assignee, etc).

For Mehta and Modi Homes

  
 Partner


For Mehta and Modi Homes

  
 Partner


L. Venkatesh Ramana

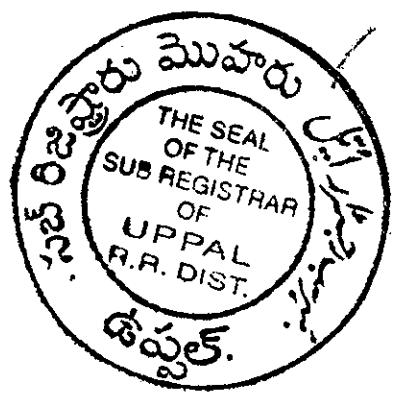
7085 P 003  
 9 11 NOV 2006  
 7085 - REC'D  
 2006/11/09

Certified that the stamp duty borne by this document is denoted w/s 16 of U.S. Act on the subsequent Sale deed registered as No. 19686 of 2006 at S.R.O. Uppal and no refund of stamp duty can be claimed on this stamp.

  
 SUB-REGISTRAR

Government Under Section 42 of Act 11 of 1864  
 No. 19686 of 2006 Date 12/11/06  
 I hereby certify that the proper deficit  
 Stamp duty of Rs. 5040 Rupees Five thousand forty only  
 has been levied in respect of this instrument  
 from Sri. S. Ram Reddy  
 on the basis of the agreed Market/Value  
 consideration of Rs. 514000 being  
 higher than the consideration agreed Market  
 Value.

S.R.O. Uppal  
 dated 12/11/06  
  
 Sub Registrar  
 and Collector U/S. 41 & 4  
 INDIAN STAMP ACT



WHEREAS:

- A) The Buyer has entered into an Agreement of Sale dated 12<sup>th</sup> December 2006 for purchase of a bungalow along with an identifiable plot of land (plot no. 206) in the project known as Silver Oak Bungalows (Phase-II), situated at Sy. No. 291, Cherlapally, Hyderabad. As per the terms and conditions of the said agreement of sale, the Buyer has agreed to pay development charges on land to the Builder at the time of registration of the Sale Deed, along with the consideration mentioned in the sale deed.
- B) The Buyer has purchased plot of land bearing plot no. 206, admeasuring 239 sq. yds. under a Sale Deed dated 13.12.06 registered as document no. 19686/2006 in the Office of the Sub-Registrar, Uppal. This Sale Deed was executed subject to the condition that the Buyer shall pay the development charges on land for the development of land by laying of roads, drainage lines, electrical lines, water lines, development of parks and other developments as per the rules of HUDA.
- C) The parties hereto after discussions and negotiations have reached into certain understandings, terms and conditions etc., for the payment of development charges and are desirous of recording the same into writing.

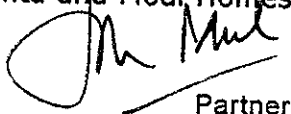
NOW THEREFORE THIS AGREEMENT FOR DEVELOPMENT CHARGES WITNESSETH AS UNDER:

1. The Buyer has agreed to pay in advance a sum of Rs. 5,14,000/- (Rupees Five Lakhs Fourteen Thousand Only) as the development charges to the Builder for development of the layout into plots by laying of roads, drainage lines, electrical lines, water lines etc., as per the rules of HUDA.
2. The Buyer shall pay to the Builder the above said development charges of Rs. 5,14,000/- (Rupees Five Lakhs Fourteen Thousand Only) in the following manner:

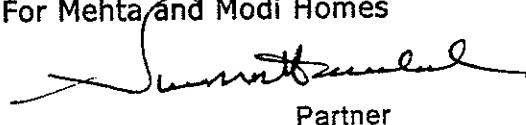
| Installment | Due date of payment                              | Amount (Rs.) |
|-------------|--|--------------|
| I           | Within 7 days of casting of 1 <sup>st</sup> slab | 4,69,350/-   |
| II          | Within 7 days of casting of 2 <sup>nd</sup> slab | 44,650/-     |

3. The Buyer shall liable to pay the development charges on land in advance irrespective of the stage of development of the layout. The Buyer shall pay the amount as stated above and shall not raise any objection on this count.
4. That the Buyer shall be liable to pay simple interest calculated @ 1.5% per month on all delayed payments of installments. Under no circumstances shall the Buyer delay the payment of installments for more than 3 months from the due date.

For Mehta and Modi Homes

  
Partner

For Mehta and Modi Homes

  
Partner

L. Venkate Rammanna

Certified that the stamp duty borne by this document is denoted u/s 16 of I.S. Act on the subsequent Sale deed registered as No. 9686 of 2008 at S.R.O. Uppal and no refund of stamp duty can be claimed on this stamp.

  
SUB-REGISTRAR

5. It is hereby agreed and understood explicitly between the parties hereto the Buyer shall be solely responsible for payment of any sales taxes, VAT, service tax or any other similar levy that may become leviable with respect to the construction of the bungalow under this agreement, or the sale deed, and/or the agreement for construction.
6. The Buyer at his discretion and cost may avail housing loan from Bank / Financial Institutions. The Buyer shall endeavour to obtain necessary loan sanctioned within 30 days from the date of provisional booking. The Builder shall under no circumstances be held responsible for non-sanction of the loan to the Buyer for whatsoever reason. The payment of installments to the Builder by the Buyer shall not be linked with housing loan availed / to be availed by the Buyer.
7. Wherever the Buyer is a female, the expressions 'He, Him, Himself, His' occurring in this agreement in relation to the Buyer shall be read and construed as 'She, Her, And Herself'. These expressions shall also be modified and read suitably wherever the Buyer is a Firm, Joint Stock Company or any Corporate Body.
8. In the event of any changes in the terms and conditions contained herein, the same shall be reduced to writing and shall be signed by all the parties.

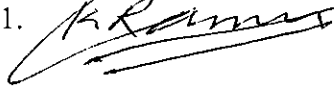
#### SCHEDULED PLOT

ALL THAT PIECE AND PARCEL OF LAND bearing Plot No. 206, admeasuring about 239 sq. yds. forming part of Sy. No. 291, situated at Block No. 2, Cherlapally Village, Ghatkesar Mandal, Ranga Reddy District, marked in red in the plan annexed hereto, bounded on:

|       |               |
|-------|---------------|
| North | Plot No. 207  |
| South | 40' wide road |
| East  | Plot No. 205  |
| West  | 40' wide road |

IN WITNESSES WHEREOF this Agreement for Development Charges is made and executed on date mentioned above by the parties hereto in presence of the witnesses mentioned below:

WITNESS:

1. 

2. 

For Mehta and Modi Homes

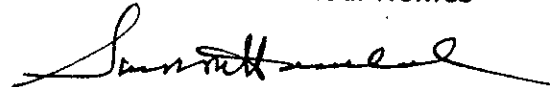


Partner

(Soham Modi)

BUILDER

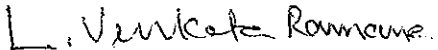
For Mehta and Modi Homes



Partner

(Suresh U. Mehta)

BUILDER





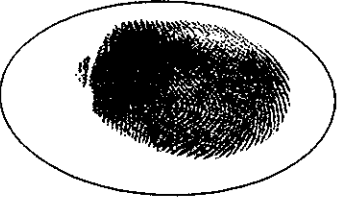

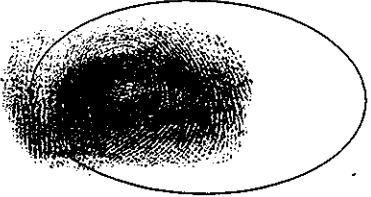



BUYER.

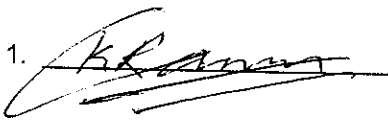
Certified that the stamp duty borne by this document is denoted u/s 16 of I.S. Act on the subsequent Sale deed registered as No. 466 of 2026 at SREO. Uppal and no refund of stamp duty can be claimed on this stamp.

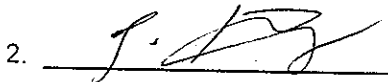
~~SUB-REGISTRATION~~

**PHOTOGRAPHS AND FINGER PRINTS AS PER SECTION 32A OF  
REGISTRATION ACT, 1908.**

| SL.NO. | FINGER PRINT<br>IN BLACK<br>(LEFT THUMB)  | PASSPORT SIZE<br>PHOTOGRAPH<br>BLACK & WHITE  | NAME & PERMANENT<br>POSTAL ADDRESS OF<br>PRESENTANT / SELLER / BUYER   |
|--------|---|---|--|
|        |    |    | <u>VENDOR:</u><br>M/S. MEHTA & MODI HOMES<br>HAVING ITS OFFICE AT 5-4-187/3 & 4<br>III FLOOR, SOHAM MANSION<br>M. G. RAOD, SECUNDERABAD<br>REP. BY ITS PARTNERS<br>1. MR. SOHAM MODI<br>S/O. MR. SATISH MODI |
|        |    |    | 2. MR. SURESH U. MEHTA<br>S/O. LATE UTTAMLAL MEHTA<br>(O). 5-4-187/3 & 4, III FLOOR<br>SOHAM MANSION, M. G. ROAD<br>SECUNDERABAD - 500 003   |
|        |  |  | <u>GPA FOR PRESENTING DOCUMENTS:</u><br>MR. K. PRABHAKAR REDDY<br>S/O. MR. K. PADMA REDDY<br>(O). 5-4-187/3 & 4<br>III FLOOR, SOHAM MANSION<br>M. G. ROAD, SECUNDERABAD - 500 003.                           |
|        |  |  | <u>BUYER:</u><br>MR. L. V. RAMANA<br>S/O. MR. RAJENDRA PRASAD<br>R/O. 1-6-6, PLOT NO. 107<br>ANUPURAM, ECIL POST<br>HYDERABAD - 500 062.   |

**SIGNATURE OF WITNESSES:**

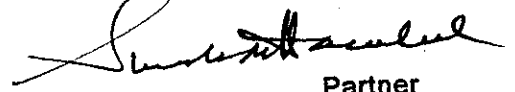
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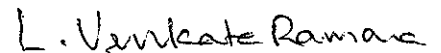
For Mehta and Modi Homes

  
Partner


For Mehta and Modi Homes

  
Partner

**SIGNATURE OF THE EXECUTANTS**



Certified that the stamp duty borne by this document is denoted u/s 16 of I.S. Act on the subsequent Sale deed registered as No. 966 of 2006 at S.R.O. Uppal and no refund of stamp duty can be claimed on this stamp.

  
SUB-REGISTRAR